

094.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

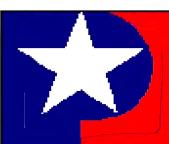
724,500 / 724,500

USE VALUE:

724,500 / 724,500

ASSESSED:

724,500 / 724,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
16		AERIAL ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		9700.000	226,800			497,700	724,500		
Total Card		0.223	226,800			497,700	724,500		Entered Lot Size
Total Parcel		0.223	226,800			497,700	724,500		Total Land:
Source: Market Adj Cost				Total Value per SQ unit /Card:		620.82	/Parcel: 620.82		Land Unit Type:

OWNERSHIP		Unit #:
Owner 1:	SPIRT VADIM & JENNA	
Owner 2:		
Owner 3:		
Street 1:	16 AERIAL ST	
Street 2:		

Twn/City:		ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER				
Owner 1: THOMSON TY M & HEATHER A/TRS -				
Owner 2: THOMSON FAMILY REVOCABLE TRUST -				
Street 1: 16 AERIAL ST				
Twn/City: ARLINGTON				
St/Prov: MAC		Cntry:		
Postal: 02474				

NARRATIVE DESCRIPTION				
This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 1167 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.				

OTHER ASSESSMENTS				
Code	Descrip/No	Amount	Com. Int	

PROPERTY FACTORS				
Item	Code	Description	%	Item
Z	R1	SINGLE FA	100	water
o				Sewer
n				Electri
Census:				Exempt
Flood Haz:				
D				Topo
s				Street
t				Gas:

LAND SECTION (First 7 lines only)				
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits
101	One Family		9700	Sq. Ft.
				Site

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/29/2012	674	Manual	3,544					INSULATION	9/27/2018	MEAS&NOTICE	BS	Barbara S			
8/26/2010	1049	Shed	1,600					10X12	3/25/2009	Inspected	163	PATRIOT			
11/28/2007	1087	Dormers	2,200	O		G9	GR FY09	small shed drmr fo	1/5/2009	Measured	336	PATRIOT			
11/26/2007	1079	Redo Bat	15,500	C				windows/add second	2/2/2000	Measured	197	PATRIOT			
									12/1/1981		KM				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9700	Sq. Ft.	Site			0	70.	0.73	5									497,700						497,700	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Average																	
Sty Ht: 1T - 1 & 3/4 Sty		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 6 - Slab		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																
Prime Wall: 3 - Aluminum		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good																
Color: WHITE		A Kits:	Rating:																
View / Desir:		Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION				RESIDENTIAL GRID				SKETCH							
Year Blt: 1880	Eff Yr Blt:	Location:		1st Res Grid	Desc: Line 1	# Units	1												
Alt LUC:	Alt %:	Total Units:		Level	FY LR DR D K FR RR BR FB HB L O														
Jurisdct: G12	Fact: .	Floor:		Other															
Const Mod:		% Own:		Upper															
Lump Sum Adj:		Name:		Lvl 2															
INTERIOR INFORMATION				Lvl 1															
Avg Ht/FL: STD		DEPRECIATION		Lower															
Prim Int Wal: 2 - Plaster		Phys Cond: AV - Average	31. %	Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1											
Sec Int Wall:	%	Functional:	%																
Partition: T - Typical		Economic:	%																
Prim Floors: 3 - Hardwood		Special:	%																
Sec Floors:	%	Override:	%																
Bsmt Flr:		Total:	31 %																
Subfloor:		CALC SUMMARY																	
Bsmt Gar:		Basic \$ / SQ: 135.00																	
Electric: 3 - Typical		Size Adj.: 1.35000002																	
Insulation: 2 - Typical		Const Adj.: 0.98980004																	
Int vs Ext:		Adj \$ / SQ: 180.391																	
Heat Fuel: 2 - Gas		Other Features: 71000																	
Heat Type: 3 - Forced H/W		Grade Factor: 1.00																	
# Heat Sys: 1		NBHD Inf: 1.00000000																	
% Heated: 100	% AC:	NBHD Mod:																	
Solar HW: NO	Central Vac: NO	LUC Factor: 1.00																	
% Com Wal	% Sprinkled	Adj Total: 328695			Juris. Factor: 1.00	Before Depr: 180.39													
		Depreciation: 101896			Special Features: 0	Val/Su Net: 107.39													
		Deprecated Total: 226800			Final Total: 226800	Val/Su SzAd: 194.34													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 094.0-0001-0005.0				IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X12	G	GD	2010	0.00	T	5.4	101							
More: N				Total Yard Items:				Total Special Features:				Total:							